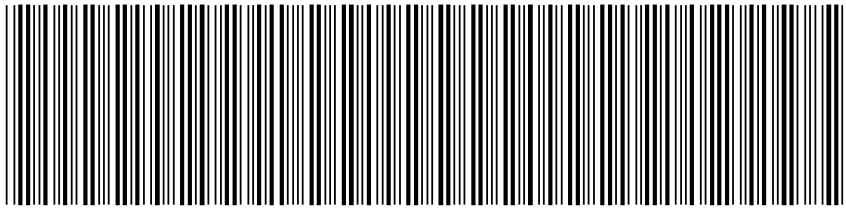


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2008011600200002001E2CEC

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2008011600200002

Document Date: 01-08-2007

Preparation Date: 01-16-2008

Document Type: DEED

Document Page Count: 5

PRESENTER:

FIRST AMERICAN TITLE INSURANCE- PICK UP
633 THIRD AVENUE
3008-212944 SH
NEW YORK, NY 10017
212-850-0670
cquartararo@firstam.com

RETURN TO:

TANNEBAUM HELPERN, LLP
900 THIRD AVENUE
NEW YORK, NY 10022
Attention; Neil Botwinoff, Esq

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1389	46	Entire Lot	36 EAST 75TH STREET
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

MICHAEL EVAN SACHS
36 EAST 75TH STREET
NEW YROK, NY 10021

GRANTEE/BUYER:

THE RUSSIAN FEDERATION
136 EAST 67TH STREET
NEW YORK, NY 10065

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASE:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	62.00
Affidavit Fee:	\$	0.00

Filing Fee:

	\$	75.00
NYC Real Property Transfer Tax:	\$	498,750.00
NYS Real Estate Transfer Tax:	\$	140,000.00 + \$350,000.00 = \$
		490,000.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

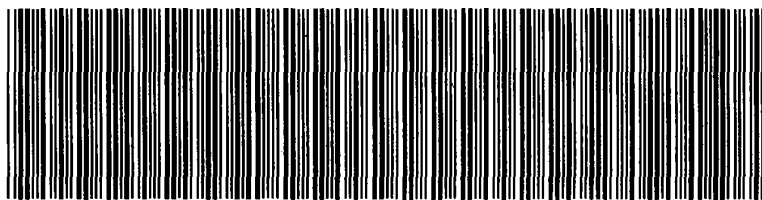


Recorded/Filed 01-22-2008 14:06
City Register File No.(CRFN):
2008000027897

Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2008011600200002001C2E6C

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 7

Document ID: 2008011600200002

Document Date: 01-08-2007

Preparation Date: 01-16-2008

Document Type: DEED

PARTIES

GRANTOR/SELLER:

LINDA DAWSON SACHS

36 EAST 75TH STREET

NEW YORK, NY 10021

3008-212944
First American Title Insurance Company of New York
633 Third Avenue
New York, New York 10017
T - (212) 922-9700
F - (212) 922-0881

BARGAIN AND SALE DEED

MICHAEL EVAN SACHS AND LINDA DAWSON SACHS

TO

THE RUSSIAN FEDERATION,
REPRESENTED BY MR. VITALY CHURKIN,
PERMANENT REPRESENTATIVE OF
THE RUSSIAN FEDERATION
TO THE UNITED NATIONS

Block 1389:
Lot: 46
County: New York

RECORD AND RETURN TO:

Tannenbaum Helpert, LLP
900 Third Avenue
New York, New York 10022
Attention: Neil Botwinoff, Esq.

DEED

THIS INDENTURE, made as of the 8th day of January, 2008 from **MICHAEL EVAN SACHS** and **LINDA DAWSON SACHS**, each an individual having an address of 36 East 75th Street, New York, New York 10021 ("**Grantor**") to **THE RUSSIAN FEDERATION**, represented by Mr. Vitaly Churkin, Permanent Representative of the Russian Federation to the United Nations, having an address at 136 East 67th Street, New York, New York 10065 (the "**Grantee**").

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration paid by the Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, all of the right, title and interest of Grantor in and to that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New York, County of New York, State of New York and more particularly bounded and described in Schedule A annexed hereto and made a part hereof, (the "**Premises**").

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above-described Premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of Grantor in and to such Premises;

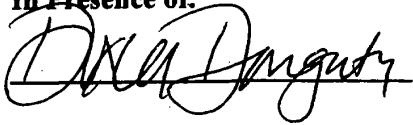
TO HAVE AND TO HOLD the Premises herein granted, unto Grantee, the heirs or successors and assigns of Grantee forever.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

BEING the same premises conveyed to the parties of the first part herein by deed recorded on 3/30/92 in Reel 1858 Page 1858, and re-recorded 2/14/2005 as CRFN 2005000091957.

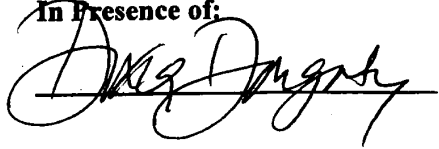
IN WITNESS WHEREOF, Grantor has duly executed this Deed as of the day and year first above written.

In Presence of:


MICHAEL EVAN SACHS


MICHAEL EVAN SACHS

In Presence of:


LINDA DAWSON SACHS

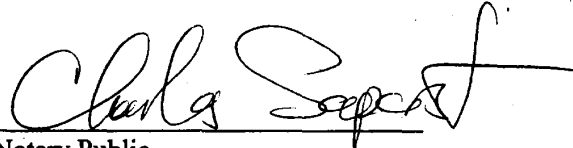

LINDA DAWSON SACHS

STATE OF NEW YORK)
: ss.:
COUNTY OF NEW YORK)

On this 7 day of January, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Evan Sachs, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

CHARLES SAPERSTEIN
Notary Public, State of New York
No. 02SA6047913
Qualified in New York County
Commission Expires Sept. 18th, 20

SEAL


Notary Public


My commission expires:

STATE OF NEW YORK)
: ss.:
COUNTY OF NEW YORK)

On this 7 day of January, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Dawson Sachs, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

CHARLES SAPERSTEIN
Notary Public, State of New York
No. 02SA6047913
Qualified in New York County
Commission Expires Sept. 18th, 20 11

SEAL


Notary Public

My commission expires:

SCHEDULE "A"

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 75TH STREET, DISTANT 225 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF PARK AVENUE (FORMERLY FOURTH AVENUE) AND THE SOUTHERLY SIDE OF 75TH STREET;

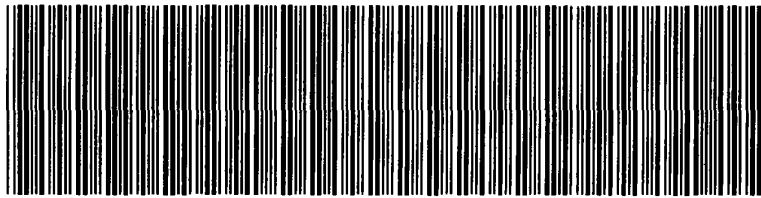
RUNNING THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY SIDE OF PARK AVENUE, 102 FEET 2 INCHES, MORE OR LESS, TO A POINT EQUIDISTANT FROM 74TH AND 75TH STREETS;

THENCE WESTERLY PARALLEL WITH 75TH STREET, 25 FEET;

THENCE NORTHERLY PARALLEL WITH PARK AVENUE, 102 FEET 2 INCHES, MORE OR LESS, TO THE SOUTHERLY SIDE OF 75TH STREET; AND

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF 75TH STREET, 25 FEET TO THE POINT OR PLACE OF BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2008011600200002001SE26D

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2008011600200002

Document Date: 01-08-2007

Preparation Date: 01-16-2008

Document Type: DEED

ASSOCIATED TAX FORM ID: 2007121300086

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

SMOKE DETECTOR AFFIDAVIT

1

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 36 EAST 75TH STREET MANHATTAN 10021
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name THE RUSSIAN FEDERATION
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size X OR ACRES

6. Seller Name SACHS MICHAEL EVAN
 LAST NAME / COMPANY FIRST NAME

SACHS LINDA DAWSON
 LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

9. Check the box below which most accurately describes the use of the property at the time of sale:

- A ☒ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 12 / 28 / 2007
 Month Day Year

11. Date of Sale / Transfer 1 / 8 / 2007
 Month Day Year

12. Full Sale Price \$ 3,500,000.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives
 B ☐ Sale Between Related Companies or Partners in Business
 C ☐ One of the Buyers is also a Seller
 D ☐ Buyer or Seller is Government Agency or Lending Institution
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates
 H ☐ Sale of Business is Included in Sale Price
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
 J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class A, 4 16. Total Assessed Value (of all parcels in transfer)

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
MANHATTAN 1389 46

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER SIGNATURE DATE

STREET NUMBER STREET NAME (AFTER SALE)

CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY

LAST NAME FIRST NAME

212 508-6790
 AREA CODE TELEPHONE NUMBER

SELLER

SELLER SIGNATURE DATE

2007121300086201

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

<p><i>The Russian Federation</i> <i>By: Vitaly Churkin, for: Shchegolev</i> <i>as attorney in fact</i> <i>To be recorded simultaneously</i></p>		<p><i>Butwinoff</i> BUYER'S ATTORNEY <i>merl</i></p>	
<p>BUYER SIGNATURE</p>	<p>DATE</p>	<p>LAST NAME</p>	<p>FIRST NAME</p>
<p>STREET NUMBER</p>	<p>STREET NAME (AFTER SALE)</p>	<p>AREA CODE</p>	<p>TELEPHONE NUMBER</p>
<p>CITY OR TOWN</p>	<p>STATE</p>	<p>ZIP CODE</p>	<p>DATE</p>
<p><i>[Signature]</i></p>		<p>SELLER <i>[Signature]</i> <i>with Saks</i></p>	

2007121300086201

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
County of NY) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

36 EAST 75TH STREET

Street Address		Unit/Apt.	
<u>MANHATTAN</u>	New York, <u>1389</u>	<u>46</u>	(the "Premises");
Borough	Block	Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Michael Evan Sachs
Name of Grantor (Type or Print)

[Signature]
Signature of Grantor

Sworn to before me
this 7 date of January 2008

Charles Saperstein
Notary Public, State of New York
No. 02SA6047913
Qualified in New York County
Commission Expires Sept. 18th, 20 11

The Russian Federation
Name of Grantee (Type or Print)

By: Vitaly Chynkin, by Igor Shepelev
as attorney-in-fact
Signature of Grantee

Sworn to before me
this 8 date of January 2008

Jordan Zelniker
Notary Public, State of New York
No. 01ZE6125055
Qualified in New York County
Commission Expires April 4, 2009

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service is located in the Borough of **MANHATTAN**
Block: **1389** Lot: **46**
- (2) Account Number (if applicable):
Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
Street **36 EAST 75TH STREET** City **NY** State **NY** Zip **10021**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
(please provide information on owner ONLY; do NOT give information on property manager or tenant):
Owner's Name Business: **THE RUSSIAN FEDERATION**
or Individual:
(Last Name) (First Name) (MI)
Street **136 EAST 67TH STREET** City **NEW YORK** State **NY** Zip **10065**
Home Phone(Numbers only): Business Phone(Numbers only):

Customer Billing Information:

PLEASE NOTE:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges.
- B. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, or the property being placed in a lien sale by the City.
- C. Original bills for water and/or sewer service will be mailed to the owner, at the owner's address specified on this form. DEP will provide a duplicate copy of bills to one other party (such as a managing agent) if so requested below, provided, however, that any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her/its liability to pay all outstanding water and sewer charges.
- (5) If you would like a duplicate copy of bills sent to another party, please check here ☐ and fill out the following information:
Name of Party to Receive Duplicate Copies of Bills:
- (6) Mailing Address: Street City State Zip
- (7) Relationship to Owner (check one): Managing Agent ☐ Mortgagee ☐
Tenant ☐ Other (please explain):

Owner's Approval

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A, B, C under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

(8) E-mail:

(9) Name of Owner:

(10) Signature: *X* *By: Vitaly Churkin, by Igor Shchekobak as a Honey - it - fact*

Name and Title of Person Signing for Owner, if applicable:

Date(mm/dd/yyyy): *1 / 1*

To be recorded simultaneously.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

REEL 347 PAGE 1907

THIS INDENTURE, made the 1 day of August, nineteen hundred and seventy-five

BETWEEN RAMON CASTROVIEJO, residing at 9 East 91st Street, New York, N.Y., HECTOR G. DOWD and JAMES S. SMITH, respectively residing at 123 Brewster Road, Scarsdale, N.Y. and Boston Neck Road (no street #), Narragansett, Rhode Island, as trustees u/a dtd. January 29, 1958, of trusts for the respective benefit of CYNTHIA ANITA ALIX CASTROVIEJO (now known as ALIX C. ARTACHO) and RAMON CHRISTOPHER CASTROVIEJO (also known as R. CHRISTOPHER CASTROVIEJO); ALIX C. ARTACHO, trust beneficiary aforesaid, residing at Miguel Angel 1, DPDO, Madrid, Spain; and R. CHRISTOPHER CASTROVIEJO, trust beneficiary aforesaid, residing at 48 East 64th Street, New York, N.Y.;

party of the first part, and

UNION OF SOVIET SOCIALIST REPUBLICS, having its Embassy at 1125- 16th party of the second part, Street, Washington, D.C. 20003,

WITNESSETH, that the party of the first part, in consideration of \$ Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City of New York, more particularly bounded and described as follows:

BEGINNING at a point on the Northerly line of East Ninety-First Street, distant two hundred and fourteen (214) feet, eight and two-thirds (8-2/3) inches Easterly from the corner formed by the intersection of the Easterly line of Fifth Avenue with the Northerly line of Ninety-First Street; thence running Easterly along the Northerly line of Ninety-First Street sixty-seven (67) feet six (6) inches; thence Northerly and parallel with Fifth Avenue one hundred (100) feet eight and one-half (8-1/2) inches to the center line of the block between Ninety-First Street and Ninety-Second Street; thence Westerly along said center line of the block and parallel with Ninety-First Street sixty-seven (67) feet six (6) inches, and thence Southerly again parallel with Fifth Avenue one hundred (100) feet, eight and one-half (8-1/2) inches to the point or place of beginning.

Said premises being known as and by the street number 9 East Ninety-First Street.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

X Ramon Castroviejo
Ramon Castroviejo

Hector G. Dowd
Hector G. Dowd, Trustee

X Alix C. Artacho
Alix C. Artacho

James S. Smith
James S. Smith, Trustee
as Trustees u/a dtd. 1/29/58.

X R. Christopher Castroviejo
R. Christopher Castroviejo

)
: SS.:
)

On the day of , 1975, before me personally came RAMON CASTROVIEJO, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Ramon Castroviejo

Ramon Castroviejo

Signed at Madrid, Spain on July 10, 1975.

)
: SS.:
)

On the day of , 1975, before me personally came ALIX C. ARTACHO, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

X Alix C. Artacho

Alix C. Artacho

Signed at Madrid, Spain on July 10, 1975.

Certificate of Acknowledgment of Execution of an Instrument

THE SPANISH STATE
(Country)
PROVINCE AND CITY OF MADRID
(County and/or other political division)
EMBASSY OF THE UNITED STATES
(County and/or other political division)
OF AMERICA
(Name of foreign service office)

I, Roberto R. Muñoz Consul
of the United States of America at Madrid, Spain
duly commissioned and qualified, do hereby certify that on this 10th
day of July, 1975 before me personally appeared Mr. Ramon Castroviejo and Mr. Alix C. Artacho
(Date)

to me personally known, and known to me to be the individuals described in, whose
name s are subscribed to, and who executed the annexed instrument, and being
informed by me of the contents of said instrument they duly acknowledged to me
that they executed the same freely and voluntarily for the uses and purposes
therein mentioned.

In witness whereof I have hereunto set my hand and
official seal the day and year last above written.

Roberto R. Muñoz
Consul
of the United States of America.

When practicable all signatures to a document should be included in one certificate.

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 1 day of August 1975, before me personally came HECTOR G. DOWD and R. CHRISTOPHER CASTROVIEJO

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

NOTARY PUBLIC, State of New York
No. 24,409,670
Qualified in Kings County
Commission Expires March 30, 1977

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

REEL 347 PAGE 1910

STATE OF NEW YORK, COUNTY OF NEW YORK
On the 30 day of July 1975, before me personally came JAMES S. SMITH

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

NOTARY PUBLIC, State of New York
No. 24,409,670
Qualified in Kings County
Commission Expires March 30, 1977

AUG--6-75 43770 A--1st 14.00

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

AUG--6-75 43771 ---SS1st 1.760.00

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACCT

TITLE No. 415860

RAMON CASTROVIEJO, et al

SECTION 5
BLOCK 1503
LOT 10
COUNTY OR TOWN New York County

TO
UNION OF SOVIET SOCIALIST REPUBLICS

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:



WOLF, PAPPEN, ROSS, WOLF &
JONAS, ESQS
845 THIRD AVENUE,
NEW YORK, N.Y. 10022
ATT: SHIRLEY THAY Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED IN NEW YORK COUNTY

INDEXED

07148

1975 AUG -6 PH 1:44

Matthew L. Dwyer
CITY REGISTER

REG. FEE 1760
EST. 3010
TAX PAID

REEL 2273 P62004

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 9th day of November, nineteen hundred and ninety-five
BETWEEN

UNION OF THE SOVIET SOCIALIST REPUBLICS, by its State-
successor, the Government of the Russian Federation,
having an office at 136 East 67th Street, New York,
New York 10021

party of the first part, and
THE GOVERNMENT OF THE RUSSIAN FEDERATION, having
an office at 136 East 67th Street, New York, New York 10021

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York,

bounded and described as follows:

BEGINNING at a point on the southerly side of 67th Street, which point is distant 170 feet easterly from the intersection of the easterly side of Lexington Avenue with the southerly side of 67th Street; running thence EASTERLY, along the southerly side of 67th Street, 150 feet; thence SOUTHERLY, at right angles to 67th Street, 100 feet 5 inches to the center line of the block; thence WESTERLY along said center line of the block, 150 feet; thence NORTHERLY, at right angles to 67th Street, 100 feet 5 inches to the southerly side of 67th Street, the point or place of BEGINNING.

Said premises now being known as and by the Street Number 136 East 67th Street.

COMMISSIONER OF THE CITY OF NEW YORK
OFFICE OF THE CLERK OF THE CITY OF NEW YORK
RECORDED
INDEXED
NOV 14 1995
CLERK OF THE CITY OF NEW YORK

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Stanley Singer

UNION OF THE SOVIET SOCIALIST REPUBLICS
By Its State Successor The Russian Federation

By:

Sergey V. Lavrov
SERGEY V. LAVROV Permanent Representative
of the Russian Federation to the United
Nations, Ambassador Extraordinary and
Plenipotentiary

REEL 2273 PG 2005

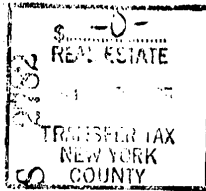
STATE OF NEW YORK }
COUNTY OF NEW YORK } SS.:

On this 4th day of November, 1995 before me personally came H.E. MR. SERGEY V. LAVROV Permanent Representative of the Russian Federation to the United Nations, Ambassador Extraordinary and Plenipotentiary, residing at 136 East 67th Street, New York, N.Y., known to me to be the person whose name is subscribed to the foregoing instrument as the duly authorized representative of the Government of the Russian Federation, as the State-successor of the former Union of Soviet Socialist Republics, and he acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

Stanley Singer
Notary Public

026075

STANLEY SINGER
NOTARY PUBLIC, State of New York
No. 02513686400
Qualified in New York County
Commission Expires Aug. 31, 1997



DEED 753002 \$27.00
GNAFF 753003 \$2.00

Bargain and Sale Deed
With COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. LT 951235

UNION OF THE SOVIET SOCIALIST REPUBLICS
TO
THE GOVERNMENT OF THE RUSSIAN FEDERATION

L.T. Service Corp.
881 Madison Avenue
New York, N.Y. 10017
(212) 599-1800

PREMISES: 136 East 67th Street, NY, NY 10021

SECTION 5

BLOCK 1401

LOT 42

COUNTY ~~of~~ New York

LOC. VER. BY ADDRESS NY

RECORDED AT THE REQUEST OF

Lauyers Title Insurance Corporation

RETURN BY MAIL TO

WOLF POPPER ROSS WOLF & JONES, L.L.P.
845 Third Avenue
New York, NY

Ref No 10022

Attn: Stanley Singer, Esq.

RECORDED IN NEW YORK COUNTY



OFFICE OF THE CITY REGISTER

95 DEC 20 PM 1:35

BY MY HAND
AND OFFICIAL SEAL
CITY REGISTER

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

H-27
6895
Y 7

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 21st day of July, nineteen hundred and Ninety-Four
BETWEEN

THE GOVERNMENT OF THE UNION OF SOVIET SOCIALIST REPUBLICS,
by its State-successor, The Government of the Russian
Federation, having an office at 136 East 67th Street,
New York, NY 10021

party of the first part, and

THE GOVERNMENT OF THE RUSSIAN FEDERATION,
having an office at 136 East 67th Street,
New York, NY 10021

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN

dollars,

lawful money of the United States, and other valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and
being in the Borough of Bronx, County of Bronx, City and State of New
York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the
northerly side of West 255th Street and the Easterly side
of Mosholu Avenue; running
thence along the Easterly side of Mosholu Avenue North 1
degree 03 minutes 50 seconds East 389.38 feet;
thence South 88 degrees 56 minutes 10 seconds East 138 feet;
thence on a curve to the left having a radius of 32 feet
a distance of 50.26 feet;
thence North 1 degree 03 minutes 50 seconds East 66.60 feet;
thence on a curve to the right having a radius of 45 feet a
distance of 37.85 feet;
thence on a curve to the left having a radius of 45 feet a
distance of 37.85 feet;
thence the following courses and distances; North 1 degree
03 minutes 50 seconds East 9.23 feet; North 78 degrees 15
minutes 30 seconds East 36.18 feet; North 1 degree 03 minutes
50 seconds East 62.70 feet; South 88 degrees 56 minutes 40
seconds East 6.50 feet; North 7 degrees 22 minutes 50 seconds
East 118.13 feet; North 32 degrees 31 minutes 50 seconds
West 35.28 feet; South 70 degrees 42 minutes 15 seconds West
122 feet; North 31 degrees 37 minutes 37 seconds East 83
feet; South 85 degrees 46 minutes 21 seconds East 10 feet;
North 30 degrees 18 minutes 20 seconds West 46.89 feet;
North 74 degrees 43 minutes 10 seconds East 301.93 feet;
South 14 degrees 58 minutes 54 seconds East 43.36 feet; North
86 degrees 33 minutes 45 seconds East 107.90 feet to the
westerly side of Fieldston Road;
thence southerly along the westerly side of Fieldston Road
50 feet;
thence the following courses and distances; North 88 degrees
09 minutes 46 seconds West 126.32 feet; South 14 degrees
41 minutes 22 seconds West 120 feet; South 75 degrees 18 minutes
38 seconds East 39.86 feet; South 14 degrees 41 minutes 22
seconds West 128.11 feet; South 67 degrees 00 minutes 40 seconds

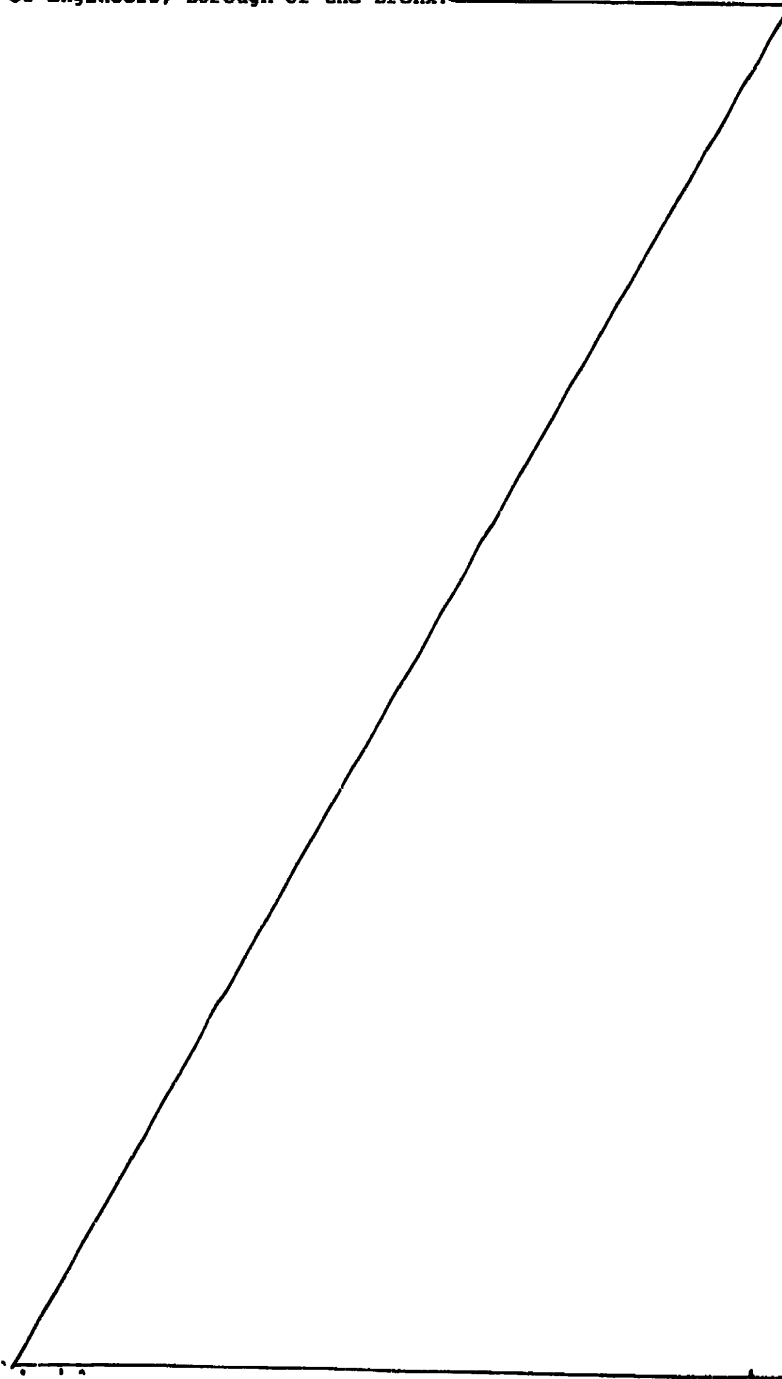
continued

REEL 1278031265

REEL 127431266

West 51.42 feet; South 10 degrees 17 minutes 15 seconds East 158.36 feet; South 5 degrees 57 minutes 10 seconds East 170 feet; South 3 degrees 12 minutes 00 seconds East 51.27 feet; North 78 degrees 06 minutes 90 seconds East 114.59 feet to the Westerly side of Fieldston Road; thence along the same South 15 degrees 37 minutes 40 seconds East 100 feet to the northerly side of West 255th Street; thence along the same South 77 degrees 27 minutes 40 seconds West 586.88 feet to the easterly side of Mosholu Avenue the point or place of beginning.

Bearings used above refer to the meridian used by the Bureau of Engineers, Borough of the Bronx.



REEL 274 PG 1257

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Stanley Singer

THE GOVERNMENT OF THE
UNION OF SOVIET SOCIALIST REPUBLICS
by its State-successor the Russian Federation

by

Vasily M. Vorontsov
Vasily M. Vorontsov, State Counsellor of the
Russian Federation, Ambassador Extraordinary
and Plenipotentiary and Permanent Representative
to the United Nations

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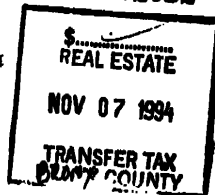
STATE OF NEW YORK)
COUNTY OF NEW YORK) SS.:

On this 21st day of April, 1994, before me personally came H.E. MR. YULIY M. VORONTSOV, State Counsellor of the Russian Federation, Ambassador Extraordinary and Plenipotentiary and Permanent Representative to the United Nations, residing at 136 East 67th Street, New York, N. Y., known to me to be the person whose name is subscribed to the foregoing instrument as the duly authorized representative of the Government of the Russian Federation, as the State-successor of the former Union of Soviet Socialist Republics, and he acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

Stanley Singer
Notary Public

STANLEY SINGER
NOTARY PUBLIC, State of New York
No. 028366-400
Qualified in New York County
Commission Expires Aug. 31, 1994

02092



0010\$ JANU PAID
140462 JANU TOX1 BXD 11-07-94
0010\$ JANU
140462 JANU
0022\$ DEED
294040

IN LOC. VER.
BY ADDRESS

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
Title No. 94841
THE GOVERNMENT OF THE UNION OF
SOVIET SOCIALIST REPUBLICS
TO
THE GOVERNMENT OF THE RUSSIAN FEDERATION

20461

Premises: 355 W. 255th ST. (A)

SECTION 19
BLOCK 5846, Lots 1605, ~~1606~~
Block 5848, Lots ~~1782~~ and 1783
COUNTY OR TOWN BRONX
RECORDED AT REQUEST OF COMMONWEALTH LAND
TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

L.T. Service Corp.
331 Madison Avenue
New York, N.Y. 10017
(212) 599-1300

WOLF POPPER ROSS WOLF & JONES
845 Third Avenue
New York, NY
Attention: Stanley Singer, Esq.
Zip No. 10022

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

OFFICE OF THE CITY

APR 21 1994

And of First

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